



CAPE COD COMMISSION

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E-mail: frontdesk@capecodcommission.org

DATE: December 20, 2001

TO: CSC Group Nominee Trust
Bayside Builders Inc.

FROM: Cape Cod Commission

RE: Development of Regional Impact (TR#99020)
Lowell Road Subdivision
Mashpee, MA. 02649

APPLICANT: CSC Group Nominee Trust
298 Main Street
Hyannis, MA 02601

BOOK/PAGE: 411/48

MODIFICATION TO THE DECISION OF THE CAPE COD COMMISSION

On December 20, 2001 the Regulatory Committee voted to grant a second minor modification, type-2, on the DRI decision of September 21, 2000 for CSC Group Nominee Trust, on the Lowell Road Subdivision project. This modification revises the minor modification approved on August 20, 2001. The new modification is to delete the wording of Condition G7, and replace it with the following text:

G7. Prior to receiving any Building Permit from the Town of Mashpee's building inspector or lot release from the Mashpee Planning Board, or prior to the conveyance of any individual lot, the applicant shall obtain Certificates of Compliance from the Cape Cod Commission. There will be 4 (four) separate Certificates of Compliance, with specific conditions to be met before they are granted. The monetary contributions or mitigation shall be fulfilled on the following schedule; all non-monetary conditions not specified in this section shall be met before the issuance of the first certificate.

First certificate: The first Certificate of Compliance for five (5) house lots may be issued upon payment of the full traffic trip reduction contribution of \$113,919 (condition T5).

Second certificate: The second Certificate of Compliance for six (6) house lots may be issued upon one of the six lots being developed as affordable housing in a form acceptable to the Commission's legal counsel and affordable housing coordinator.

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Third certificate: The third Certificate of Compliance for six (6) house lots may be issued upon the applicant's providing two-thirds of the Affordable Housing requirement: either \$160,000 or two buildable house lots deeded to an entity acceptable to the Commission Regulatory Committee for the sole purpose of providing affordable housing. If an affordable housing unit is provided as part of the first Certificate of Compliance, then only 1 (one) additional unit shall be required to obtain the second Certificate of Compliance (condition AH1).

Fourth certificate: The fourth Certificate of Compliance for six (6) house lots may be issued upon the applicant's providing payment of \$340,975, which comprises the remaining one-third of the Affordable Housing requirement: either \$80,000 or one buildable house lot deeded to an entity acceptable to the Commission Regulatory Committee for the sole purpose of providing affordable housing, in addition to \$260,975 for nitrogen-loading mitigation (approximately 80% of condition WR3).

Fifth certificate: The fifth Certificate of Compliance may be issued for five (5) house lots upon payment of \$60,000 for the remaining portion of Water Resources condition WR3.

David Ansel
David Ansel, chairman

12/20/01
Date

Commonwealth of Massachusetts

Barnstable, ss.

On this 20th day of December, 2001, before me personally appeared

David Ansel, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Katharine L. Peters

Notary Public
Commonwealth of Massachusetts

My Commission expires



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